

ARTICLE 27R

ROSLINDALE INTERIM PLANNING OVERLAY DISTRICT

SECTION 27R-1. Statement of Purpose. The purposes of this article are to implement interim planning and design standards to protect neighborhood character; manage future development for the use and benefit of the inhabitants of Roslindale and the city at large; preserve and enhance economic viability of commercial centers; enhance neighborhood appearance; adjust certain density controls to protect established residential areas; and provide guidance as to appropriate relationships of scale and continuity in character between established districts and new development.

SECTION 27R-2. Declaration of Need for Interim Zoning. Interim zoning in the Roslindale Interim Planning Overlay District ("IPOD") study area is necessary to provide the proper balance between competing land uses and economic and environmental factors and to insure appropriate review of development so as to maximize its potential to benefit the residents of the area and the city of Boston. Characteristics of existing zoning that render it inappropriate include its failure to (a) provide appropriate urban design guidelines to govern and facilitate proper development, including an effective transition between residential and other types of areas; (b) protect one-, two-, and three-family neighborhoods from more intensive multifamily development; (c) promote new residential and commercial development that is sensitive in scale, form, and density to the established neighborhood character; and (d) provide appropriate off-street parking controls.

SECTION 27R-3. Definitions. For the purposes of this article only, the following words and phrases, when capitalized, shall have the meanings indicated:

1. "Applicant" shall mean any person or entity having a legal or equitable interest in a Proposed Project subject to the provisions of this article, as set forth in Section 27R-5, or the authorized agent of any such person or entity.
2. "Proposed Project" shall mean the erection or extension of any structure or part thereof for which the Applicant is required to obtain a building permit.
3. "Roslindale IPOD" shall mean the regulations imposed by this article.
4. "Roslindale IPOD Study Area" shall mean the area defined in Section 27R-4.

5. "Underlying Zoning" shall mean all zoning regulations, with the exception of this article, that are contained in this code.
6. "Zoning Relief" shall mean any zoning variance, exception, conditional use permit, or zoning map or text change, or any other relief granted by the Zoning Commission or the Board of Appeal.

SECTION 27R-4. **Physical Boundaries.** The provisions of this article shall be applicable only within the Roslindale IPOD Study Area, which consists of the area depicted on Appendix A to this article.

SECTION 27R-5. **Applicability.** Any Proposed Project within the Roslindale IPOD Study Area, if visible from a street or public open space, that proposes the (a) erection of a new building, or the addition to or extension of an existing building by more than one hundred fifty (150) square feet of gross floor area; (b) exterior alteration affecting more than one hundred fifty (150) square feet of building façade; or (c) an exterior alteration changing the cornice line, street wall height, or building height of an existing building, shall be subject to the provisions of this article. The following Proposed Projects shall, however, be exempt from the provisions of this article:

1. Any Proposed Project for which a building permit has been issued prior to the first notice of hearing before the Zoning Commission for adoption of this article, provided that construction work under such permit is commenced within six months after its issue, and the work proceeds in good faith continuously to completion so far as is reasonably practicable under the circumstances;
2. Any Proposed Project for which appeal to the Board of Appeal for any Zoning Relief has been made, prior to the first notice of hearing before the Zoning Commission for adoption of this article, provided that such Zoning Relief is thereafter granted by the Board of Appeal pursuant to such appeal; and
3. Any Proposed Project or site for which application for approval of a development impact project, planned development area development plan, or planned development area master plan has been submitted to the Boston Redevelopment Authority prior to the first notice of hearing before the Zoning Commission for adoption of this article, provided that such development impact project, planned development area development plan, or planned development area master plan has been or is hereafter approved by the Boston Redevelopment Authority pursuant to such application, whether or not such application or such development impact project, planned

development area development plan, or planned development area master plan is thereafter modified or amended.

In addition, while Proposed Projects for which no Zoning Relief is required shall be subject to all other provisions of this article, such Proposed Projects shall not be subject to the requirement of obtaining an IPOD permit. In connection with its design review of such Proposed Projects, to the extent that they are not subject to Article 80 Small or Large Project Review, the Boston Redevelopment Authority shall notify abutters, the Mayor's Office of Neighborhood Services, and the relevant District City Councilor within five (5) days of its receipt of all materials required for such review. A fourteen (14)-day public comment period concerning the Proposed Project shall commence upon the issuance of this notice.

SECTION 27R-6 . Zoning Regulations in Effect; Conflict Provisions. The Roslindale IPOD and Underlying Zoning shall together constitute the zoning regulations for the Roslindale IPOD Study Area. Where conflicts between the Roslindale IPOD and the Underlying Zoning exist, the provisions of the Roslindale IPOD shall govern. Upon expiration of this article, the Underlying Zoning shall be the sole set of zoning regulations for the Roslindale IPOD Study Area.

In all subdistricts, any duly enacted amendment to Underlying Zoning as to which notice of a public hearing before the Zoning Commission is published after the effective date of this article shall govern, notwithstanding any other provision of this article; any such amendment may occur prior to the expiration of this article and may relate to any subdistrict or to any area for which a planning and rezoning study has been completed by the Boston Redevelopment Authority.

SECTION 27R-7. General Land Use Goals and Objectives for the Roslindale Interim Planning Overlay District. Proposed Projects within the Roslindale IPOD Study Area should be consistent with the following elements that contribute to the special character of the area: (a) block and street patterns; (b) existing densities; (c) existing building types; (d) predominant setbacks and heights; and (e) open space and off-street parking patterns.

SECTION 27R-8. Interim Height Standards. Proposed Projects within the Roslindale IPOD Study Area shall be governed by the interim height standards set forth in Table A of this section.

Table A
Roslindale IPOD Study Area
Interim Height Standards

Existing Zoning Designation	Interim Height Standards	
	Stories	Feet
B-1	2 ½	35'
B-2	2 ½	35'
H-1	3	35'
L-.5	2 ½	35'
L-1	2 ½	35'
M-1	2 ½	35'
R-.5	2 ½	35'
R-.8	2 ½	35'
S-.3	2 ½	35'
S-.5	2 ½	35'

SECTION 27R-9. Interim Design Review Requirement. To ensure that growth in the Roslindale IPOD Study Area is compatible with the character of the existing buildings and urban design features of the neighborhood, design review pursuant to the provisions of Section 27R-10 of this article is required for those Proposed Projects identified in Section 27R-5 of this article.

SECTION 27R-10. Interim Design Regulations. This Section 27R-10 establishes the following general design guidelines and requirements for the Roslindale IPOD Study Area.

A. General Design Guidelines:

1. Site Plan.

- (a) Site planning, including location of buildings, open space, and vehicular access and parking areas, should be designed to enhance the street frontage and surrounding building and spaces.
- (b) Vehicular access to and egress from a site should minimize traffic impacts on adjacent roadways and provide visual access for drivers and pedestrians.
- (c) Parking, storage, and disposal areas, and the entrance to accessory parking within a main building, should not be located in the front of buildings, unless there are special circumstances, such as existing building locations or site conditions, that make this

necessary. Unless infeasible, such areas should be located behind buildings. Parking, storage, and disposal areas should be adequately screened from public view by suitable fencing and vegetation.

- (d) For industrial buildings, the siting and design of new construction and rehabilitation of existing buildings should be compatible with pedestrian activity. Where the provision of windows in the street wall is infeasible, articulation of the street wall by other means is encouraged.

2. Design and Architecture

- (a) New or rehabilitated residential buildings should reflect and complement the patterns of height, siting, and architectural character of the surrounding residential structures. In this regard, Applicants are encouraged to consult the reference work, “A Pattern Book of Boston Houses,” published by the Department of Neighborhood Development, which is available to the public through the Boston Redevelopment Authority. The removal or alteration of historic architectural features is discouraged.
- (b) New or rehabilitated commercial buildings should reflect and complement the patterns of height, siting, and architectural character of historically-distinctive commercial buildings in the surrounding area.
- (c) In the rehabilitation of residential or commercial buildings, deteriorated architectural features should be repaired rather than replaced, unless this is infeasible or inappropriate. In the event that replacement is necessary, the new material should be compatible with the existing in composition, design, texture, and appearance. Repair or replacement of missing architectural features should be based, unless this is infeasible or inappropriate, on accurate duplication of original features of the building to be rehabilitated or those of other buildings of the same style and period.
- (d) Contemporary design for residential structures is appropriate, provided that such structures are

compatible with the size, materials, and character of the surrounding neighborhood environment.

- (e) New residential construction should reflect the traditional location on and relationship of buildings to their sites. This includes setback from streets, spacing among buildings, and orientation of facades to the neighboring structures. A facade facing a street should not consist of blank walls without windows. Additionally, the location of the building(s) should respect significant landscape features on the site.
- (f) New residential construction should respect the standards of scale of existing residential construction in order to maintain the neighborhood's special qualities. Overall building height and massing, relationships of primary buildings to secondary buildings, and landscape elements all should be consistent with the surrounding architecture and environment.
- (g) Building entrances, shop fronts, shop windows, and similar elements should be designed to enhance pedestrian activity and should encourage an active street life. Consistency with the architecturally-significant design elements of adjoining buildings should be considered in the design of cornice and rooflines and wall articulation, including the design of bays and fenestration.
- (h) Storefronts and display windows should be designed to be open and welcoming to the shopper and stroller. Facade treatments, building materials and design details should be in keeping with the area's finest commercial architecture. Street wall continuity should be maintained. (Refer to Section 27R-10(B)(1)(a) of this article.)
- (i) Setbacks, corner treatments, and other design details should be used where appropriate to minimize the sense of bulk of structures, and ornamental and decorative elements appropriate to the urban context are encouraged.

- (j) Roofs of buildings should be designed and screened to minimize the visibility of roof structures normally built above the roof and not designed to be used for human occupancy, such as headhouses and mechanical equipment.
- (k) A zone for signs on the building facade should be established, defined by a change in facade color and/or materials or by an articulation of the facade, and all permanent signs mounted on the building facade should be located within such sign band. In buildings with multiple stores, the sign band should be subdivided so that each section clearly relates to an individual store. Signs should be designed and located so as not to obscure architectural elements or ornamental details of the building facade. Internally lit signs should be designed so as not to create a hazard or nuisance through excessive brightness, and such signs should be constructed so that bulbs, wires, and other lighting equipment located inside the sign are not visible through the face of the sign. (Refer to Section 27R-10(D) of this article.)
- (l) In addition to the foregoing, design features of a Proposed Project should take into consideration any special characteristics of the site and its location and should enhance and reinforce any historic qualities of existing structures.

3. Landscape

- (a) Where a front yard is required between the sidewalk edge and the street wall, such front yard should include an adequate landscaped buffer. (Refer to Section 27R-10(C) of this article.)
- (b) Buildings should be sited so as to respect significant landscape features on the site, such as rock outcroppings, drainage areas, and mature trees.
- (c) Blank walls without windows facing onto pedestrian areas should be avoided to the extent practicable in building design. Consistency with the established local structure should be considered in the design of cornice and roof lines and wall articulation, including the design of bays and fenestration.

- (d) Landscaping and screening should be used to make the Neighborhood Business and Local Industrial Subdistricts more attractive and to provide screening between business, industrial, and residential uses.

B. Specific Design Requirements. Except as otherwise expressly provided in this article or code, the provisions of this Section 27R-10(B) shall apply to Proposed Projects within those subdistricts specified in this Section 27R-10(B), except to the extent that provisions for street walls and display windows have been addressed through Large Project Review or Small Project Review, pursuant to Article 80. The provisions of Article 6A shall be applicable to the provisions of this Section 27R-10(B).

- 1. Street Wall Continuity in Certain Subdistricts. This Section 27R-10(B).1 shall apply within the Local Business (L), General Business (B), and Industrial (M) Districts to any Proposed Project, except a Proposed Project for a residential use, that includes the erection of a new structure or the extension of an existing structure, where such extension changes the location of a street wall.

- (a) Street Wall Continuity in Local Business and General Business Districts. In the Local Business and General Business Districts, each newly constructed or relocated street wall shall be built to be coextensive with the building line of the block on which the street wall faces. If there is no determinable building line of said block, then such street wall shall be built at a depth from the street line equal to that of the building line closest to the street line of the two blocks adjacent to said block, facing the same street.

If there is no determinable building line of either of said adjacent blocks, then the Proposed Project shall be deemed to be subject to the Design Component of Small Project Review for the limited purpose of determining an appropriate street wall location.

- (b) Street Wall Continuity in Industrial Districts. In the Industrial Districts, each newly constructed or relocated street wall shall be built at a depth from the street line that is the greater of (i) the required depth of the vegetative buffer required by Section 27R-

10(C) of this article (Screening and Buffering), or (ii) six (6) feet.

Except as otherwise provided in this Section 27R-10(B).1, street walls shall be continuous across a lot. However, design articulation involving deviations from the street wall plane of two (2) feet or fewer shall be permitted across the street wall. Larger recesses not exceeding fifteen (15) feet in depth shall be permitted, provided that such recesses do not affect more than fifty percent (50%) of the street wall plane. Oriel or bay windows may extend from the street wall plane provided that such windows do not exceed more than forty percent (40%) of the street wall plane.

2. Display Window Area Regulations in Industrial, Local Business, and General Business Districts. This Section 27R-10(B).2 shall apply in the Industrial, Local Business, and General Business Districts to any Proposed Project for the uses specified in this Section. For the purposes of these Display Window Area Regulations, the term "display window area" means that area of any street wall between grade and (i) the ground floor ceiling height (or the roof structure of a one-story structure), or (ii) fourteen (14) feet, whichever is lower, and excludes any area of the street wall serving as access to off-street loading berths or accessory off-street parking.
 - (a) Display Window Area Transparency. That portion of the display window area required by this Section 27R-10(B).2(a) to be transparent glazing shall not be more than thirty percent (30%) obstructed by signs on or behind such glazing.
 - (i) For retail uses, restaurant uses, service uses, and trade uses, at least sixty percent (60%) of the display window area shall be glazed and transparent. Sill heights for windows in the display window area shall be no higher than two (2) feet above grade, and the tops of such windows shall be no lower than eight (8) feet above grade.
 - (ii) For office uses and entertainment uses, at least fifty percent (50%) of the display window area shall be glazed and transparent. Sill

heights for windows in the display window area shall be no higher than three (3) feet above grade, and the tops of such windows shall be no lower than eight (8) feet above grade.

- (iii) For industrial uses, and for vehicular uses involving the servicing or washing of vehicles, at least fifty percent (50%) of the display window area shall be glazed so as to be transparent or translucent, provided that at least twenty-five percent (25%) of the display window area shall be transparent. Sill heights for windows in the display window area shall be no higher than two (2) feet above grade, and the tops of such windows shall be no lower than eight (8) feet above grade.

- (b) Display Window Area Usage. For retail uses, service uses, office uses, and trade uses, there shall be, to a depth of at least two (2) feet behind the display window area: (i) an area for the display of goods and services available for purchase on the premises; or (ii) an area for exhibits and announcements; provided, however, that no such areas shall be required for a display window that provides pedestrians with a view of the retail use, service use, office use, or trade use, as the case may be, conducted on the premises.

- (c) Display Window Security Grates. That portion of the display window area required by Section 27R-10(B)(2) to be transparent glazing shall not be obstructed by a solid, opaque security grate. Security grates that provide pedestrians with a view through the display window, such as grill-type security grates, may be used. Security grates shall be integrated into the design of the storefront. Unless infeasible, security grates shall be mounted inside the building, rather than outside, and if a security grate must be mounted on the outside of the building, the box or other housing for such grate shall be concealed and integrated into the façade design.

- 3. Location of Main Entrance. Within Residential Districts, the main entrance of a dwelling shall face the front lot line.

C. Screening and Buffering Requirements. In order to enhance the appearance of the Roslindale IPOD Study Area's commercial and industrial subdistricts, and to ensure that these subdistricts are appropriately separated from adjacent areas, the screening and buffering requirements of this Section 27R-10(C) shall apply to those Proposed Projects described in this section, except where provisions for adequate screening and buffering have been established for a Proposed Project through Large Project Review, pursuant to Article 80. The provisions of Article 6A shall apply to the provisions of this Section 27R-10(C).

1. Screening and Buffering Along Property Lines Abutting Public streets, Public Parks, and Certain Subdistricts and Uses. Where any lot line of a Proposed Project located in a Business District abuts (a) a public park, or (b) a Residential District or residential use, and where any lot line of a Proposed Project located in an Industrial District abuts (a) a public street, (b) a public park, (c) a Residential Subdistrict or residential use, or (d) a Business District, such Proposed Project shall provide and maintain, along each lot line abutting such street, park, subdistrict, or use, a strip of shrubs and trees densely planted along the inside edge of a solid wall or board type wooden fence that is constructed to be at least sixty percent (60%) opaque.

The width of the planting strip shall be appropriate for the species and quantities of plant materials necessary to provide adequate screening, but shall in no event be less than five (5) feet wide. Along a lot line of a Business District abutting a public street or public park, the fence type must be a metal picket fence. The height of the fence shall be no less than three (3) feet and no more than four (4) feet above grade. Along a lot line abutting a Residential District, residential use, or Business District, the height of the fence or wall shall be no less than four (4) feet and no more than seven (7) feet above grade. If the planting strip abuts a parking or service area, a curb six (6) inches in height shall separate the landscaped area from the parking area.

2. Screening and Buffering of Parking, Loading, and Storage Areas. Any off-street parking facility or lot, off-street loading area, or accessory storage area that abuts (a) a public street, (b) a public park, (c) a Residential District or residential use, or (d), in the case of a lot located in an Industrial District or a Business District, shall be screened from view as provided in this Section 27R-10(C)(2)(a). Such

screening shall consist of trees and shrubs densely planted in a strip at least five (5) feet wide on the inside edge of a steel picket or board-type wooden fence. Such fence shall be at least fifty percent (50%) opaque and shall be no less than three (3) feet and no more than four (4) feet high. The planting strip shall be separated from any parking area by a curb six (6) inches in height and contain trees of no less than three (3) inches caliper planted no more than fifteen (15) feet apart.

Any material or equipment stored outdoors to a height greater than four (4) feet above grade shall be surrounded by a wall or fence or vegetative screen of such height, not less than six (6) feet high, as may be necessary to completely screen such material or equipment from view from any public street or public open space.

3. Interior Landscaping of Parking Areas. Parking areas must be broken up with landscaping by planting a landscape island on the interior of parking areas. Parking areas along the perimeter must be broken up with landscaping by providing a landscape island with a minimum of one (1) deciduous tree and five (5) evergreen shrubs in a planting area no less than five (5) feet by ten (10) feet to be provided after every ten (10) contiguous parking spaces.

Parking areas not along the perimeter must have a landscape island for every row of cars that is no less than five (5) feet by ten (10) feet with a minimum of one (1) deciduous tree and five (5) evergreen shrubs in a planting area no less than five (5) feet by ten (10) feet to be provided after every ten (10) contiguous parking spaces.

4. Screening of Disposal Areas and Certain Equipment. Disposal areas, dumpsters, and ground mounted mechanical equipment that abut (a) a public street, (b) a public park, (c) a Residential District or residential use, or (d) in the case of a lot located in an Industrial District or a Business District, shall be screened from view as provided in this Section 27R-10(C)(2). Disposal areas and dumpsters shall be screened with an opaque wall or fence at least six (6) feet high or by vegetation. Ground-mounted mechanical equipment shall be surrounded by an opaque wall or fence sufficiently high to provide effective screening from view.
5. Roof-Mounted Mechanical Equipment. Roof-mounted mechanical equipment shall be located in the center of the

roof and be painted to blend with adjacent or nearby building materials or shall be screened by wood, brick, or similar material.

6. **Materials for Screening Walls and Fences.** Screening walls and fences shall be made of one or more materials, such as masonry (piers or walls), metal pickets, decorative metal, wrought iron, shadow box, vinyl coated or galvanized chain link with opaque slats woven through it, or board-type wood. The use of plywood sheeting is not allowed. Two or more materials may be used in combination with each other, and piers and walls may be used in combination with fences.
 7. **Specifications for Plantings.** Shrubs required by this Section 27R-10(C)(5) may be deciduous or evergreen, or a mixture of both types. Shrubs must be densely planted to provide a mature appearance within three (3) years. Trees required by this Section 27R-10(C)(5) may be evergreen or a combination of deciduous and evergreen. Deciduous trees shall be at least three (3) inch caliper at the time of planting (measured six (6) to twelve (12) inches above grade), and shall be at least twelve (12) feet tall and planted fifteen to twenty (15 - 20) feet on center, and evergreen trees shall be at least twelve (12) feet tall and planted twelve to fifteen (12 - 15) feet on center. Ground cover consisting of grass or other plantings or four to six (4 - 6) inches of pine bark or similar mulch shall be placed within the planting strip at the time of planting and replenished as necessary. Existing mature trees and shrubs shall be retained unless this is not possible. The use of bulbs, perennials, and annuals also is encouraged.
 8. **Maintenance of Landscaped Areas.** Landscaping required by this Section 27R-10(C) shall be maintained in a healthy growing condition, free of refuse and debris. All plant materials and fencing shall be arranged and maintained so as not to obscure the vision of traffic. There shall be no parking of vehicles in areas used for screening and buffering. Outside storage of any materials, supplies, or products is not permitted within any landscaped area required by this Section 27R-10(C).
- D. **Sign Regulations.** The provisions of this Section 27R-10(D) shall apply to all Proposed Projects except to the extent that sign requirements have been established through Large Project Review or Small Project Review, pursuant to Article 80. Notwithstanding

any provision of Code Section 11-2 to the contrary, the following regulations shall apply in the Business Districts and the Industrial Districts:

1. Signs Parallel to Building Wall. For signs parallel to a building wall, including signs painted on or affixed to awnings, canopies, marquees, security grate housings, or other building projections, but not including signs on windows above the first floor, free-standing signs, directional signs, and public purpose signs listed in items (g) through (k) of Section 11-1, the total sign area, in square feet, shall not exceed the lesser of the sign frontage multiplied by two (2), or forty-five (45) square feet. No such sign shall measure more than thirty (30) inches from top to bottom. No part of any such sign shall be located less than two (2) feet from either edge of the building wall to which such sign is parallel, provided that, if the sign frontage is shorter than the length of such building wall, no part of any such sign shall be located less than two (2) feet from either end of that portion of such building wall that is used to measure the sign frontage.

The bottom of any such sign shall be at least eight (8) feet above grade. Where the building wall includes a sign band, signs parallel to such wall shall be located within such band unless this location would not be practicable.

2. Signs Attached at Right Angles to Building. A sign attached at right angles to a building shall not have a sign area in excess of four (4) square feet on either face; except that an additional four (4) square feet on each face is allowed for a sign that incorporates a public service message device, such as a time and temperature sign, provided such public service message device operates no less than seventy-five percent (75%) of every hour.
3. Free-standing Signs. Free-standing signs shall be allowed only for gasoline stations. Where such free-standing signs are permitted, there shall be only one (1) free-standing sign on a lot. A free-standing sign shall not have a sign area in excess of fifteen (15) square feet. The bottom of such sign shall not be higher than ten (10) feet above grade nor lower than eight (8) feet above grade, and the top of such sign shall not be higher than eighteen (18) feet above grade.
4. Billboards. Any billboard, signboard, or other advertising subject to the provisions of Section 11-6, except those in

existence as of the effective date of this article, is forbidden in the Roslindale IPOD Study Area.

5. **Total Sign Area.** The total sign area, in square feet, of all permanent signs, except for signs specified above in this section 27R-10(D) on windows above the first floor, directional signs, and public purpose signs listed in items (g) through (k) of Section 11-1, shall not exceed the sign frontage multiplied by two (2).
6. **Display of Permit Number and Posting Date.** Each permanent sign, including any sign painted on or affixed to an awning, a canopy, or a marquee, shall display the sign's building permit number clearly but unobtrusively, in letters and numbers not exceeding one (1) inch in height. Temporary signs shall display the date of posting.

SECTION 27R-11. Interim Parking Controls. Proposed Projects within the Roslindale IPOD Study Area, to the extent that they contain Residential Uses, shall be governed by the interim parking standards set forth in Table B of this section.

Table B
Roslindale IPOD Study Area
Interim Parking Standards

A Proposed Project that includes one or more uses in Use Item Nos. 1 through 15 shall provide minimum accessory off-street parking spaces as follows:

Total Number of Dwelling Units¹	Spaces per Dwelling Unit²
1-3 units	1.0
4-9 units	1.25
10+ units	1.5

¹ Dwelling units qualifying as affordable housing shall provide 0.7 spaces per dwelling unit.

² For uses not divided into dwelling units:

- if sleeping rooms have accommodations for not more than two persons, each group of two sleeping rooms shall constitute a dwelling unit; and
- if sleeping rooms have accommodations for more than two persons, each group of four beds shall constitute a dwelling unit.

SECTION 27R-12. Standards for Issuance of Interim Planning Permit.

The Board of Appeal shall not grant an interim planning permit as defined in Section 27-3 for a Proposed Project subject to the provisions of Section 27R-5 unless it finds that (a) the Proposed Project's benefits outweigh any burdens imposed; and (b) the Proposed Project is in substantial accord with the applicable provisions of this article. If the Boston Redevelopment Authority has made a recommendation to the Board of Appeal on the issuance of an interim planning permit, the Board of Appeal shall follow such recommendation unless specific, written reasons for not doing so are incorporated in the Board of Appeal's decision.

SECTION 27R-13. Enforcement. The Commissioner of Inspectional Services shall not issue any building permit or use permit for a Proposed Project subject to the provisions of Section 27R-5 unless the Board of Appeal has approved an interim planning permit for the Proposed Project in accordance with Section 27-3.

SECTION 27R-14. Sunset Provision; Subsequent Amendments. This article shall be in effect for thirty-six (36) months. While in effect, this article or portions thereof may be repealed or superseded by subsequent amendments to this article, or by amendments to the Underlying Zoning as to which notice of a public hearing before the Zoning Commission is published after the effective date of this article.

SECTION 27R-15. Timetable for Rezoning. Submission of proposed zoning changes by the Boston Redevelopment Authority to the Zoning Commission shall be completed within thirty (30) months of the enactment of the Roslindale IPOD, and the Zoning Commission hearing on any petition to adopt proposed zoning changes shall be completed within thirty-six (36) months of the enactment of the Roslindale IPOD; provided that failure of the Boston Redevelopment Authority to submit proposed zoning to the Zoning Commission within thirty (30) months, or failure of the Zoning Commission to conduct a hearing on such zoning within thirty-six (36) months, shall not invalidate any provision of the Roslindale IPOD or Underlying Zoning.

SECTION 27R-16. Regulations. The Boston Redevelopment Authority may adopt regulations to administer this article; provided, such regulations shall become effective only upon adoption by the Zoning Commission.

SECTION 27R-17. Severability. The provisions of this article are severable, and if any such provision or provisions shall be held invalid by any decision of any court of competent jurisdiction, such decisions shall not impair or otherwise affect any other provisions of this article.